

January 16, 2014

Zoning Committee Public Hearing
Condominium Addendum
Rick Scheck/ Fence Lake Condominium Association

This public hearing was called to order at 1:03 p.m. by Zoning Committee member Dan Shanahan, filling in for Chairman Bob Schneider. This hearing has been posted and published as is required by Wis. Stats and LdF Zoning Ordinance 93-4.

Introductions were made. Zoning Committee members present were: Dan Shanahan, filling in for Chairman Bob Schneider, Janet Konopacki and Darwin Lohse. Also present representing the Town is Teri Shaw, Zoning Committee Secretary. Sue Ackland, Zoning Administrator is not present at this time.

Also present is Eugene Uttech from MSA Professional Services, land surveyor and Thomas Lawrence from Lawrence and Tyler, Attorneys at Law. Both parties are here to represent Mr. Scheck and the Fence Lake Condominium Association. Mr. Uttech has turned in 6 green cards today.

On today's agenda is the request from Mr. Scheck for a condominium Addendum.

The committee has viewed the property and asked Mr. Lawrence and Mr. Uttech what Mr. Scheck's plans were.

Mr. Lawrence: This concept which essentially intended to expand what originally was a 20 unit condominium into a 22 unit one. It really only involves the subdivision of unit 1, making it from 1 unit into 3. We would then have unit 1, unit 21 and unit 22 where the original unit 1 was. This project actually went through the whole approval process in 2007. The delay in following through with it had to do with the Condominium Association and Mr. Scheck trying to work with the DNR to get adequate piers/slips on Fence Lake. This has now been successful and complete. This and the market as it is rekindled the desire to get this proposed project back on track. Some details have been changed, but I wanted to make the Lac du Flambeau Zoning Committee aware that this addendum had been approved in the past.

Dan Shanahan: The foot print of the original unit 1 hasn't been changed correct?

Mr. Uttech: The foot print of unit 1 isn't changing. It was a lodge/bar years ago. That is being changed into 3 units instead of the current one unit. We also propose to add a garage structure next door. This garage will be for the three units being created. This garage structure is way beyond the OHW setback requirement. It will be located on the parking lot side. Essentially all that is going to change is unit 1 will be turned into unit 1, unit 21 and unit 22 and the garage area will be constructed for those units will be attached to the back.

Janet Konopacki: Is this constructed yet?

Mr. Uttech: Inside the original unit 1 there may be some carpentry work that has been started, but the proposed garage area has not been started.

Discussion took place on turning unit 1 into 3 separate units and unit 1's original large size.

It was noted at this time that Sue Ackland, Lac du Flambeau Zoning Administrator, who isn't here at this time, didn't have any problems with having this proposed Condominium Addendum approved as presented.

It was noted that this addendum has been brought to Vilas County Zoning and they had no issues regarding approving it either.

Discussion took place on the proposed garage construction and the access to each respective unit.

Sue Ackland, who has now joined the meeting, stated that she didn't have any issues regarding the approval of this addendum as presented.

Dan Shanahan asked if the Committee had any further questions and/or concerns? Hearing none asked for a motion.

Janet Konopacki: I make a motion that we approve this proposed Condominium Addendum as presented.

Darwin Lohse: I will second the motion.

Dan Shanahan asked if there was any discussion on the motion presented. Hearing none asked for a vote by the Zoning Committee Members present.

Darwin Lohse: In favor.

Janet Konopacki: In favor.

Dan Shanahan: In favor.

Dan Shanahan: All in favor, passed.

A motion was made by Janet Konopacki and seconded by Darwin Lohse to adjourn at 1:09 pm. Motion carried.

Respectfully submitted,

Teri Shaw
Secretary Zoning Committee

THERE IS A TAPE RECORDING OF THIS PUBLIC HEARING ON FILE AT THE
TOWN OF LAC DU FLAMBEAU OFFICES.